



WELL PRESENTED DETACHED THREE BEDROOM FAMILY HOME

Hillcroft Crescent, Watford, Hertfordshire, WD19 4PA

ROBSONS

Hillcroft Crescent, Watford, Hertfordshire, WD19
4PA

**DETACHED • THREE BEDROOMS • LARGE
REAR GARDEN • POTENTIAL TO EXTEND STPP
• DETACHED GARAGE • DRIVEWAY PARKING
• CHAIN FREE • IDEAL LOCATION**

Description

This fantastic three bedroom detached family home is offered to the market with the benefit of no onward chain.

The property sits prominently upon the desirable Hillcroft Crescent, boasting a large rear garden over 200ft, this property provides extensive further potential to extend subject to the usual planning permissions and consents.

This property comprises a large reception room, a kitchen/diner/reception room which has been skilfully extended to create spacious and versatile accommodation, utility/ w/c and a study to complete the ground floor.

To the first floor are three double bedrooms, a family bathroom and separate w/c.





Further benefits include being situated on a turning circle offering more space and parking at the front of the property, a large driveway suitable for several vehicles and a detached garage at the rear.

Location

Oxhey Hall is a beautiful part of Watford, designated as a Conservation Area, containing quiet tree-lined roads off Hampermill Lane towards Moor Park and Northwood. There are good local amenities including Moor Park underground station and Bushey main line station with fast trains into Euston. Highly regarded schools such as Merchant Taylors and Eastbury Farm are also just a short drive away.

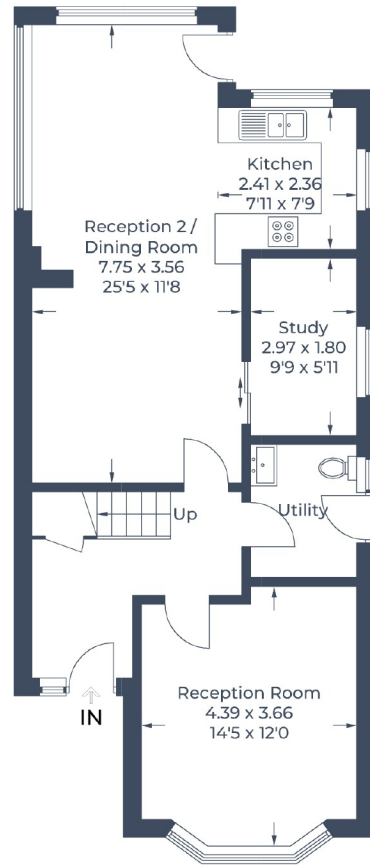
Additional Information

Tenure: Freehold
Local Authority: Three Rivers
Council Tax Band: F
Energy Efficiency Rating: E

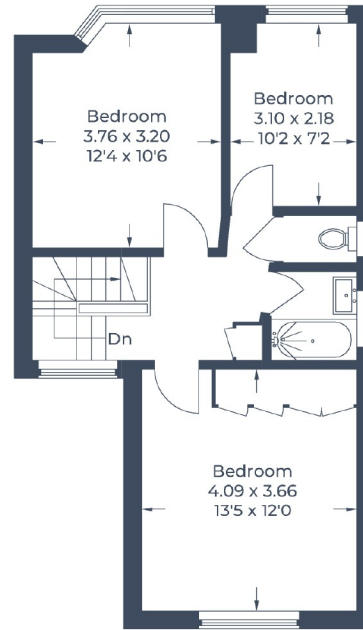
For additional information, please refer to www.robsonsweb.com or call us on: 01923 835355.



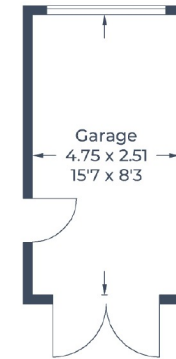
Approximate Gross Internal Area
Ground Floor = 67.5 sq m / 726 sq ft
First Floor = 46.3 sq m / 498 sq ft
Garage = 11.9 sq m / 128 sq ft
Total = 125.7 sq m / 1,352 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Robsons



7 Clive Parade, Northwood, HA6 2QF
Tel: 01923 835355 Email: northwood@robsonsweb.com
www.robsonsweb.com